

BLACK HAMMOCK AREA - 2 LOTS

8.04± total acres

Oviedo, Seminole County, FL

LAND FOR SALE



LOCATION/DESCRIPTION

Located on Howard Avenue in the historic Black Hammock agricultural area in Oviedo, Seminole County, Florida. This property would double perfectly as a hobby farm. Grow trees, vegetables, fruits and other items on site. In addition, one could raise sheep, goats, horse or cattle on these sites. The soil consists of some of the richest growing soil in the region. If buyer gets under contract, a lot search request at Seminole County will be required by Seller at Buyer's cost.

PARCEL A Parcel ID# 25-20-31-5BA-0000-165A

4.36± acres = \$99,000

Price includes all plant material except the *Livistona nitida*

PARCEL B Parcel ID# 25-20-31-5BA-0000-1650

3.68± acres

Option 1: Sales price with inventory (see below) = \$119,000

Option 2: Sales price without inventory and a lease of the property back to Black Hammock Tree Farms for a period of 10 months = \$97,000

Option 3: Sales price without inventory and a lease of the property back to Black Hammock Tree Farms for a period of 30 months = \$89,000



Offering subject to errors, omission, prior sale or withdrawal without notice.

PARCEL B INVENTORY - PLANT MATERIAL	QTY
<i>Syagrus romanzoffiana</i> - Queen Palms	650±
<i>Phoenix roebelenii</i> - Pygmy Date Palms	620±
<i>Livistona chinensis</i> - Chinese Fan Palms	365±
<i>Butia capitata</i> - Pindo Palms	65±
TOTAL TREES	1,700±

ZONING

A-5 Rural (1 du/5 acres)

UTILITIES

Electricity available to site. No septic on property.

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



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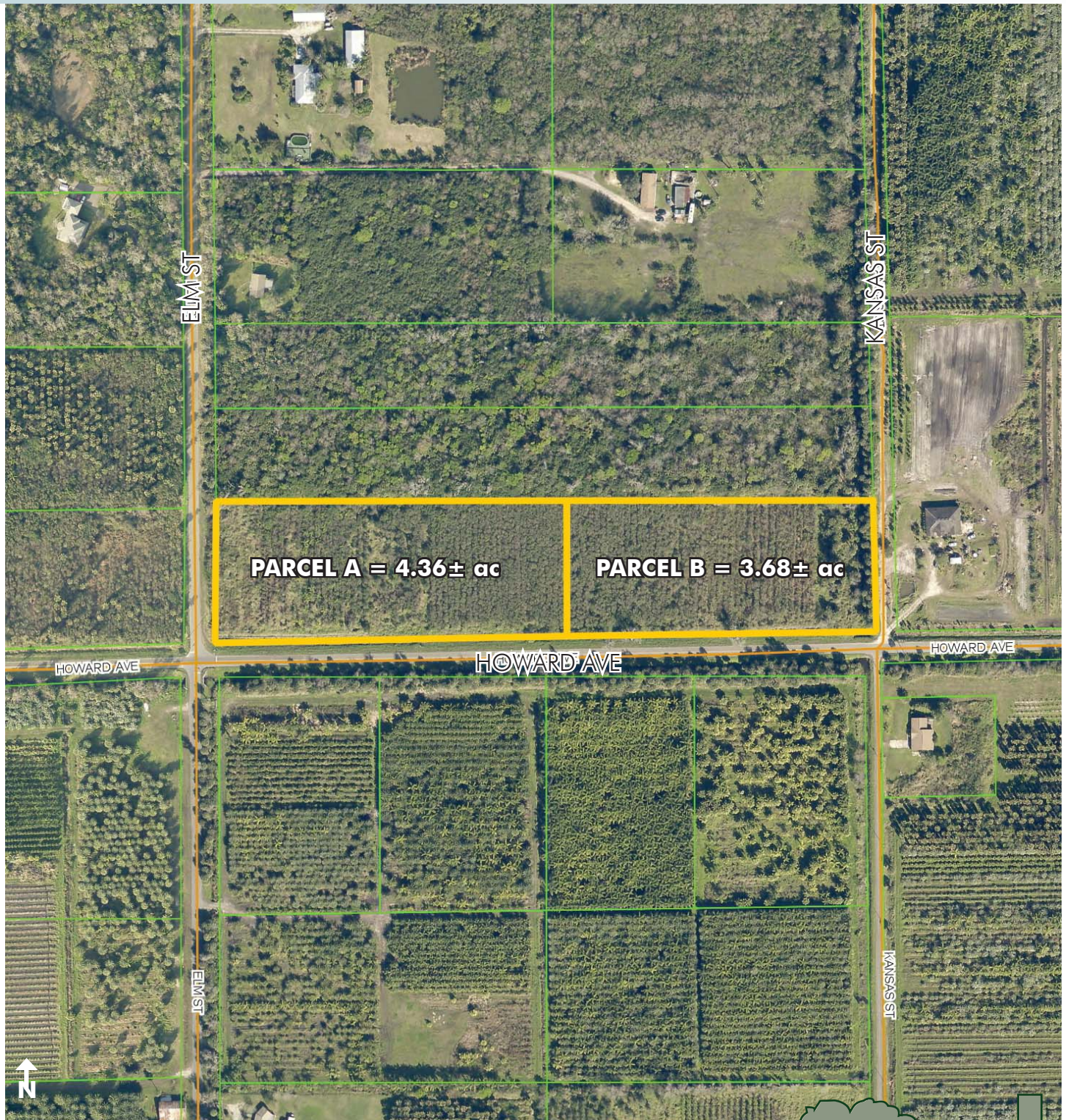
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PROPERTY MAP

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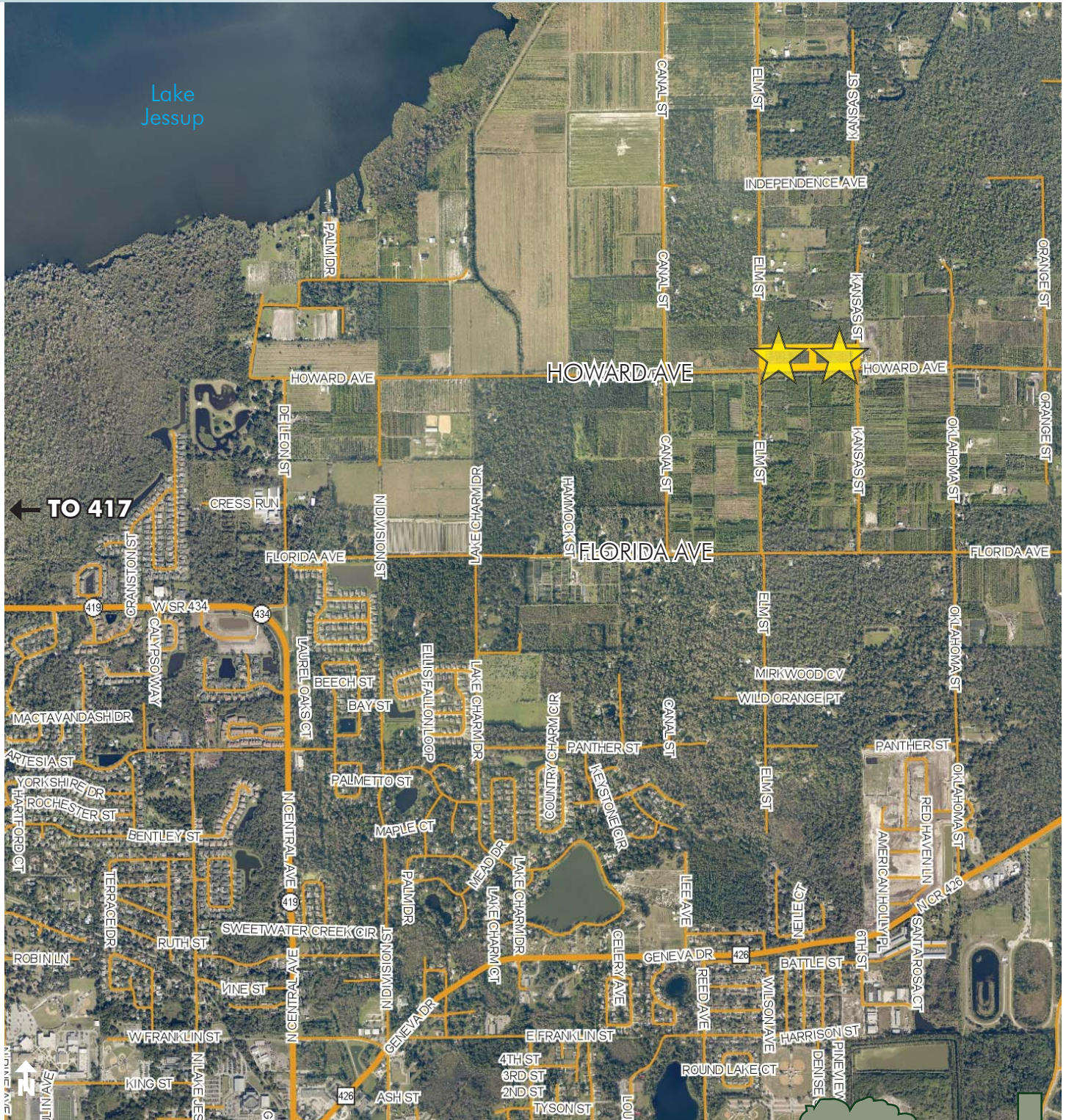
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REGIONAL MAP

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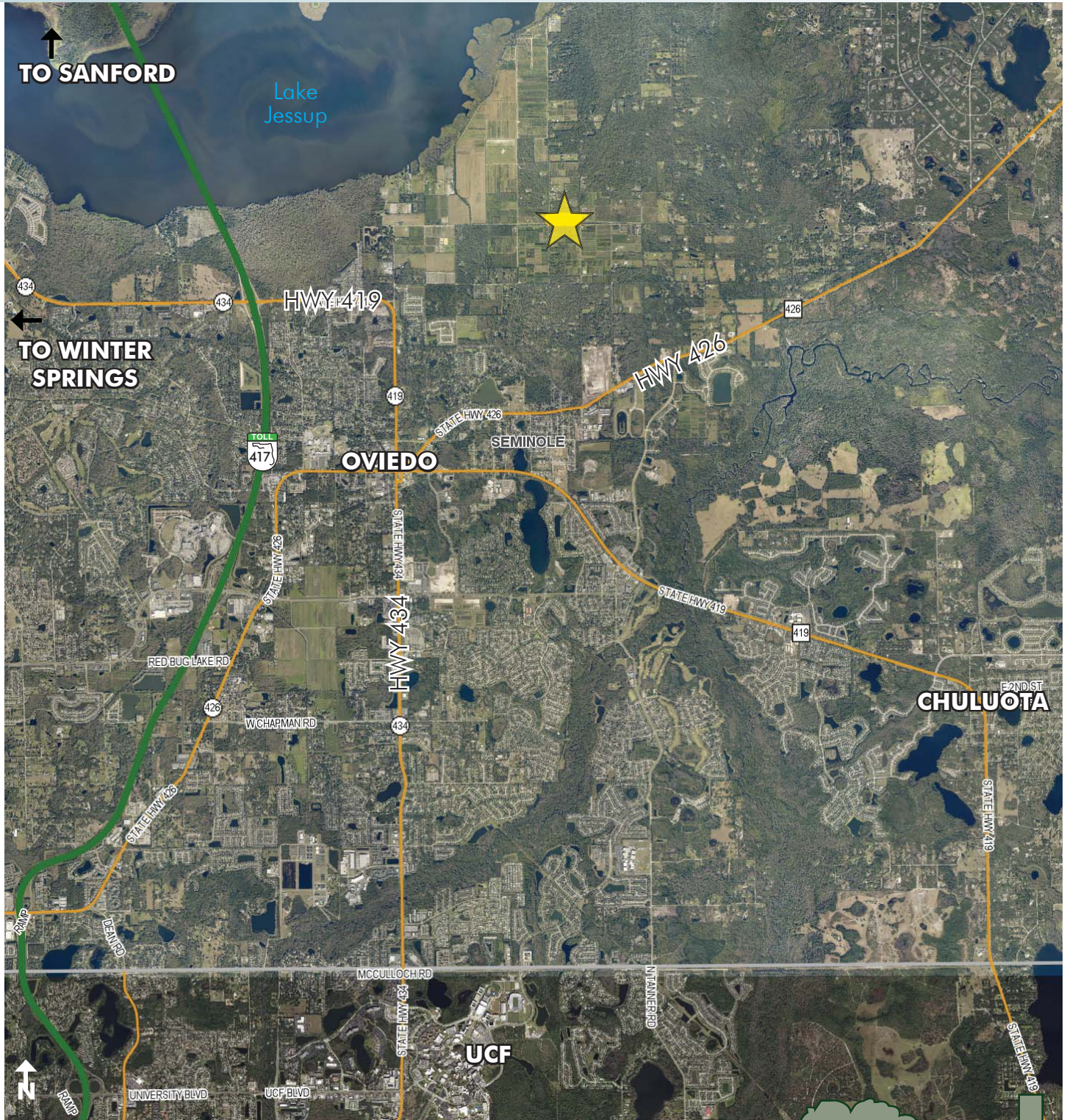
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